

PLANNING BOARD
Minutes - April 9, 1973

Members Present: Thomson, Bridges, Cogswell, Hannaford, Santomenna

Mr. Cogswell reported that he had been over to the Autumn Lane Extension once since the last meeting and at that time he had not seen any progress.

Mr. Thomson and Mr. Cogswell reported on the meeting with the Board of Health and a subsequent meeting with Mr. Michael F. Holland, a resident of Carlisle, who is employed by Cleverdon, Varney and Pike. The Selectmen would like to find a firm that can provide more services than their current arrangement. A consultant might have a better overview of the entire problem and be able to provide all of the town's engineering services. Mr. Holland is a civil engineer and specializes in drainage problems. The firm's main work is industrial however it does serve as engineering consultant for the Town of Lincoln and has done so for ten or twelve years. Mr. Cogswell took a map of the Hosmer property to the meeting. Mr. Holland is now studying the map and the group will see what recommendations he would have made. In addition to the Planning Board and the Board of Health, the Department of Public Works could benefit from the knowledge and recommendations of such a consultant. Mr. Holland was quite knowledgeable on our previous Health Department Rules and Regulations. At the present time this is only in the study stage and the group is only looking to see what would be best for Carlisle. Mr. Santomenna urged the Planning Board to consider more engineering input than they have had in the past. He feels it might cost the Planning Board more but that it might save the town money in the long run. He feels that Cleverdon, Varney and Pike is a very reputable firm and could be quite helpful to this Board. Mrs. Penhune is going to see Mr. Flint in Lincoln to find out some of the work that the firm has done for that town.

Mr. Engquist was present to hear the discussion on the Town Center Plan and Mr. Robert Zielinski was present in order to fill Mr. Pugmire in on any matters regarding the Town Center. Consequently the agenda was reversed and the discussion and briefing on the Town Center took place first. It was pointed out that the consensus of the last Board was that instead of doing a new total study of the Town that it should just do a Town Center Study that would also include a By-Pass Study. Mr. Thomson pointed out that Mr. Allen Benjamin had done an up-date of his report regarding the Town Center but the sub-committee could not agree on his

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recommendations on the By-Pass. There was a discussion regarding changes in the Center and what the most pressing needs of Carlisle were. Mr. Cogswell inquired as to when the last traffic survey had been done. The last study was done in September 1970. Mr. Cogswell feels that there has probably been a change in traffic patterns since that time and that another survey should be done. Mr. Hannaford feels the Planning Board should find out what the Town wants the Center to be like by either a questionnaire or a public hearing. Mr. Santomenna feels we should find out what is needed rather than what is wanted by the Town. It was determined that the primary needs of the Town are:

1. Highway Department location - the question of the Davis-Banta land acquisition was raised because of a pressing need for highway department storage area. The only other large parcels of land near the center are: Conant land, Guy Clark's land and Bates Farm.
2. Is parking adequate for the needs of the Town at the present time and what about parking for the future?
3. How much do we protect the area and the houses in the Historic District, ~~Commission~~
4. Zoning uses and changes in By-Laws
5. Traffic loads - study needs up-dating
6. Analyze needs in the center of Town regarding bicycle/foot paths
7. Future fire and police housing and future school expansion

The Board then went into a discussion of Rules and Regulations changes. A review of the changes made in 1972 was conducted and the following changes recommended:

- IIIB2k - add to read: "until the applicable Zoning By-Laws and regulations of the Town . . . "
- IIIB2m, n, o, p - recode these sections so that all drainage items are together
- IIIB2d - remove parenthesis
- IVA2e - to read: "The minimum width of street rights-of-way shall be 50 feet."

A discussion of the list of "Questions Raised - Not Fully Resolved" by the 1972 Planning Board was held.

1. It was resolved to incorporate the specifications used for the island and turn around on Fern Lane into the Rules & Regulations.

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2. There was no decision as to whether the Board has jurisdiction over the type of boundary markers for back-lines since this is on private property.
3. A By-Law change would be required to spell out the locations of driveways on pork chop lots. It was suggested that a driveway be eight feet from a property line.
4. The questions of regulations of subdivisions regarding Hatch Act requirements is undefinable at the present time.
5. This section regarding IIIB2m will be taken care of when the items are recoded.

The Planning Board voted to require square grid catch basin covers to be used by developers.

Mr. Thomson and Mr. Cogswell will work on drawing these changes up into a presentable form.

The Board felt that in spite of the close vote by Town Meeting (approximately 52% to 48%) some consideration should be given to requiring developers to install bicycle/foot paths. Mr. Hannaford felt there was no need for them on stub roads but only on streets that will "go some place". Mrs. Nestor and Mrs. Miskolczy, members of the League of Women Voters, are most anxious for the Board to have this regulation put into effect and Mrs. Miskolczy suggested Mr. Davision of the Planning Board in Sudbury be contacted regarding implementation.


The plans for the shopping center next to the Texaco Station on Lowell Road were presented. Mr. Santomenna pointed out that according to the Town By-Laws, Article VI, Section 3 F, the Planning Board should make a report and recommendation to the Selectmen regarding the Site Plan. After examining the plans, Mr. Cogswell pointed out the following concerns:

1. Tree shown on the plan should be removed as over the septic system.
2. Parking area behind the building - inadequacy will cause problems for cars leaving
3. Parking area in front of the building is narrow and also there is quite a sharp radius to turn into the first parking space
4. The adequacy of the septic system
5. No room for snow removal

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6. Parking area may not meet Town By-Laws specifications
Mr. Thomson will convey these concerns to the Board of Selectmen.
The meeting was adjourned at 11:25 P.M.

Respectfully submitted


Patricia A. Macqueene
Secretary